171.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	770,900	/	770,900
USE VALUE:	770,900	/	770,900
ASSESSED:	770,900	/	770,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSOS ELIAS G--ETAL
Owner 2:	KATSOS CONSTANTINA
Owner 3:	
Street 1:	6 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1811 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	293,700		477,200	770,900
Total Card	0.258	293,700		477,200	770,900
Total Parcel	0.258	293,700		477,200	770,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.68 | /Parcel: 425.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,700	0	11,250.	477,200	770,900	770,900	Year End Roll	12/18/2019
2019	101	FV	233,400	0	11,250.	477,200	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	241,000	0	11,250.	422,700	663,700	663,700	Year End Roll	12/20/2017
2017	101	FV	241,000	0	11,250.	354,500	595,500	595,500	Year End Roll	1/3/2017
2016	101	FV	241,000	0	11,250.	354,500	595,500	595,500	Year End	1/4/2016
2015	101	FV	227,800	0	11,250.	306,800	534,600	534,600	Year End Roll	12/11/2014
2014	101	FV	227,800	0	11,250.	296,600	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	227,800	0	11,250.	282,200	510,000	510,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11458-265		1/18/1968		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.61	8			Heavy T	-10					477,223						477,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,223 | Spl Credit | Total: 477,200

User Acct

113497

GIS Ref

GIS Ref

Insp Date

07/14/18

!13262!

PRINT

Date	Time
12/11/20	03:14:51

LAST REV

Date	Time
04/07/20	14:15:09

mmcmakin

PAT ACCT. 13262

USER DEFINED

Prior Id # 1:	113497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	PH	Patrick H
6/14/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	163	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
12/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22979021
Const Adj.:	0.99890012
Adj $ / SQ:	153.555
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425651
Depreciation:	131952
Depreciated Total:	293699

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

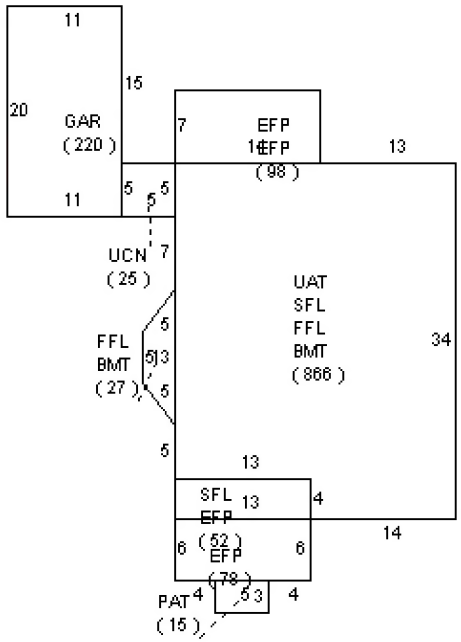
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.55
Special Features:	0	Val/Su Net:	83.75
Final Total:	293700	Val/Su SzAd	162.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	153.550	140,963
BMT	Basement	893	46.070	41,137
FFL	First Floor	893	153.550	137,124
EFP	Enclos Porch	326	35.540	11,585
GAR	Garage	220	26.330	5,794
UAT	Upper Attic	217	61.420	13,298
UCN	Canopy	25	26.370	659
PAT	Patio	15	5.990	90
	Net Sketched Area:	3,507	Total:	350,650

Size Ad	1811	Gross Are	4156	FinArea	1811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc